

145 Brightwater Drive, #3 Feature Sheet

Roof

ROOF 2020 - Three coats of waterproof membrane
Installed synthetic turf
AC's 10/18
Completely Refurbished hot tub
Waterproof paint all exterior walls on the rooftop.
Rooftop solar lighting
New exterior doors on the elevator and access door

Ground Level

Installed EPOXY flooring in the garage
Installed new garage door opener Super silent
Built a tool room that can be locked for owners closet
Built lower level BONUS ROOM with built-in cabinets and refrigerator, custom tile floor
All new LED lighting
Lower level utility tub

2nd Level

Custom kitchen cabinets with dovetail drawers, soft close hinges
Granite countertops
Custom backsplash
Under-counter lighting
Moen motion censored faucet
Bosch counter depth refrigerator
KitchenAid dishwasher
All new lighting
Hand scraped Wood Flooring
Oversize baseboard and crown molding throughout
Decora Outlets and switches throughout including countless dimmers
All Samsung Smart TV's (1-2yrs old)
All new bathroom Vanities, tops, Moen faucets throughout
ADA toilets

3rd Level

Added laundry room utility sink
Removed carpeting and installed luxury vinyl flooring
Owners Suite has custom crown modeling
Room darkening blinds
New mirrors and bathroom lighting/vanities/faucets/granite

Rooftop

Installed two ply roof member with flashing around the perimeter
Recently add 2 layers water resistant roof paint
Installed top of the line synthetic turf
Grill is about 1 year old
Oversized Hot Tub
Solar lighting around the parameter
Waterproof painted all walls on the rooftop

General

4 Owners closets that are lockable
Remote lock on front door where codes can be changed from the website
We installed water and electric to the dock for easy lift installation

Insurance

Renters Homeowners Insurance with umbrella policy paying \$2,200/year
Flood/Hurricane Insurance paying \$1,500/year

Rental Information

Due to the pristine condition of the property are able to get 20% higher in rentals
Only rented 28 weeks of 2021 and grossed \$100K/have repeat renters
(9) weeks booked in 2022 averaging \$527/night
VRBO - <https://www.vrbo.com/681896>
Remaining 2021 Bookings: NOV. 20- DEC. 2, DEC 18- DEC 31
2022 Bookings: JAN 1-15, FEB 10- APRIL 11 - \$42,800